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File Number: D09-01-KENWOOD420

January 31, 2020

[REDACTED]
420 Kenwood Avenue
Ottawa, Ontario K2A 0K4

ONTARIO HERITAGE TRUST

FEB 12 2020

RECEIVED

Dear [REDACTED]

Re: Notice of passage of Designation By-law 2019-455 for Cobble Cottage, 420 Kenwood Avenue, under Part IV of the *Ontario Heritage Act*

City Council, at its meeting held on December 11, 2019, passed By-law 2019-455 designating Cobble Cottage, 420 Kenwood Avenue under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value. Please find enclosed a copy of the By-law, including the Statement of Cultural Heritage Value and Attributes, for the property. The designation by-law will now be registered on title.

Should you require further information, please contact Ashley Kotarba, Heritage Planner at (613) 580-2424, ext. 23582 or Ashley.Kotarba@ottawa.ca

Yours truly,



M. Rick O'Connor, CMO
City Clerk

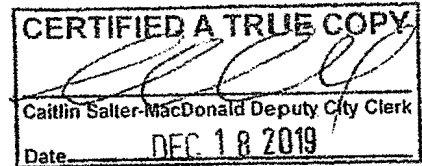
cc: Ashley Kotarba, Heritage Planner, Heritage and Urban Design Services (by email)
Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
www.ottawa.ca

Direct Line (613) 580-2424 Ext. 21215
Fax (613) 560-2416
Rick.OConnor@ottawa.ca

Bureau du greffier municipal
Ville d'Ottawa
110, ave. Laurier ouest
Ottawa (Ontario) K1P 1J1
www.ottawa.ca

Ligne directe (613) 580-2424 poste 21215
Télécopieur 613 560-2416
Rick.OConnor@ottawa.ca



BY-LAW NO. 2019 - 455

A by-law of the City of Ottawa to designate Cobble Cottage, 420 Kenwood Avenue, to be of cultural heritage value or interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, C. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa has caused to be served upon the owners of the lands and premises known municipally as 420 Kenwood Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, notice of intention to designate to be published in the Ottawa Citizen and Le Droit, newspapers having a general circulation in the City of Ottawa, on November 30, 2018;

AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

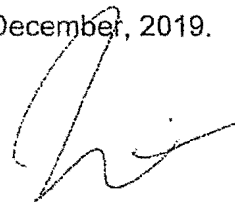
1. The real property known municipally as 420 Kenwood Avenue and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or interest and description of Heritage Attributes set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Ottawa.
5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described

herein.

ENACTED AND PASSED this 11th day of December, 2019.

A handwritten signature in black ink, appearing to read "M. R. O'Z", written over the printed name.

CITY CLERK

A handwritten signature in black ink, consisting of a stylized, cursive "W" followed by a horizontal line, written over the printed name.

MAYOR

SCHEDULE "B"

Description of Property

Cobble Cottage, 420 Kenwood Avenue is a one-and-one-half storey house, clad in large fieldstones constructed circa 1912 in Highland Park, in Ottawa's west end.

Statement of Cultural Heritage Value

Cobble Cottage has cultural heritage value for its association with the early development of Ottawa's west end and the Highland Park neighbourhood, and for its design value as a rare Ottawa example of a Craftsman style house.

Cobble Cottage has design value as a rare example of a Bungalow style house with Craftsman influences. Typical of its style, Cobble Cottage features fieldstone cladding, a low-pitched side-gable roof with central gable dormer and a large front verandah.

Cobble Cottage's contextual value lies in its association with the early development of Highland Park. The house is also a landmark in the community with its distinct architecture, large setback and corner location.

Heritage Attributes

Key exterior attributes of Cobble Cottage, 420 Kenwood Avenue, that exemplify it as a rare example of a 20th century Bungalow style Craftsman house include its:

- Fieldstone cladding;
- Side gabled roof featuring gabled dormer windows on the east and west façades;
- Six over six wooden sash windows with six over six wooden storm windows;
- Stone voussoirs over the windows, and brick sills below windows;
- Decorative oval window on the north façade;
- Stucco bay window on south façade;
- Segmentally arched wooden front door with six paned window, and stone voussoirs;
- Stucco and half-timbering in the gable ends and dormers;
- Wide overhanging eaves with flared fascia boards;
- Stringcourse separating the first and second floors; and
- Large verandah with segmental arched stone voussoirs that wrap around the west and north façades characterized by:
 - Tapered stone piers;
 - Distinct railing with balusters in groups of four;
 - Two sets of multi-paned French Doors with segmentally arched stone voussoirs;
 - Stone front steps; and
 - Tongue and groove wooden ceiling

Key attributes of the setting that reflect the contextual value of Cobble Cottage include its:

- Setting on a large corner lot distinguished by tall trees

The interior of the building, and the garage are not included in this designation.

BY-LAW NO. 2019 - 455

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A by-law of the City of Ottawa to designate
the Cobble Cottage, 420 Kenwood Avenue,
Ottawa, to be of cultural heritage value or
interest.

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Enacted by City Council at its meeting of
December 11, 2019.

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LEGAL SERVICES
GS/HNM

COUNCIL AUTHORITY:
City Council November 28, 2018
Bulk Consent Agenda Item D
PC Report No. 72